

ITEM#: ORD 08-49 _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-34-2008 – E-Center Subdivision Lot 2 Amended

SYNOPSIS:

Applicant: Mark Green & Paul Jensen
Proposal: Final Plat Approval
Location: 3100 South Decker Lake Drive
Zoning: M

BACKGROUND:

The E-Center Retail Subdivision was recorded with the Salt Lake County Recorder's Office in May 2008. The original subdivision plat consisted of 2 lots on 14.5 acres. The proposed application will amend lot 2 to create lots 2A-2D. A flag lot is being proposed to resolve concerns expressed by Granger Hunter Improvement District.

The amended plat will provide a means for the applicant to sell each lot to create a small retail and/or commercial center. It is anticipated that these lots will accommodate uses that will accentuate the hotel, transit oriented development and entertainment uses in this part of the City.

Access to the subdivision will be gained from both Decker Lake Drive and 3100 South. Access in and through the various lots will be achieved by interior driveways. As development occurs, cross access easements will need to be recorded preserving these access points. Parcel A, which is located to the north, will be used for access and parking. During the review of the original plat, it was determined that access through Parcel A was acceptable, but that parking would be limited for E-Center overflow.

In addition to access easements, drainage easements will also exist to accommodate storm water. The developer will need to coordinate these with the City Engineering Division. A substantial storm drain system has been installed along the west boundary of lot 2. The applicant will coordinate storm drain needs as future development happens.

During the review process for the first phase, a parcel adjacent to Decker Lake Drive was created. The purpose for this parcel was to help preserve the necessary right-of-way for light rail. The applicants will negotiate the acquisition of this parcel as light rail development continues to move forward.

Over the years extensive fill material has been brought to this site. The developer will need to provide a grading plan for each of the future uses. In addition, a soils report will need to be provided for review by the City Engineering and Building Divisions.

As each of the proposed lots develop, additional reviews will be conducted by the Planning Commission. Therefore, it is not necessary that the review of the subdivision plat be all inclusive. The subdivision plat will contain easements and other information applicable to the division of property, but will not address site design issues typically found in commercial developments.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman
Current Planning Manager